

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

4 Moola Place, Eltham Vic 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000

&

\$1,100,000

### Median sale price

Median price \$1,070,000

Property Type House

Suburb Eltham

Period - From 01/07/2020

to 30/09/2020

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	13 Stamford Ct ELTHAM 3095	\$1,090,000	07/10/2020
2	10 Wynton Ct ELTHAM 3095	\$1,090,000	04/05/2020
3	30 Marlow PI ELTHAM 3095	\$1,058,000	18/05/2020

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

02/11/2020 13:24



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 1083 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median House Price**  
September quarter 2020: \$1,070,000

## Comparable Properties



### 13 Stamford Ct ELTHAM 3095 (REI)

Agent Comments



**Price:** \$1,090,000  
**Method:** Private Sale  
**Date:** 07/10/2020  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 1059 sqm approx



### 10 Wynton Ct ELTHAM 3095 (REI/VG)

Agent Comments



**Price:** \$1,090,000  
**Method:** Private Sale  
**Date:** 04/05/2020  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 980 sqm approx



### 30 Marlow PI ELTHAM 3095 (REI/VG)

Agent Comments



**Price:** \$1,058,000  
**Method:** Private Sale  
**Date:** 18/05/2020  
**Property Type:** House (Res)  
**Land Size:** 927 sqm approx